

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 36 EDGBASTON CIRCUIT, BERWICK, VIC 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$720,000 to \$750,000

Median sale price

Median price \$675,000 House ☒ Unit ☐ Suburb BERWICK

Period 01 January 2017 to 31 December 2017 Source 

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
48 EDGBASTON CCT, BERWICK, VIC 3806	\$712,000	27/11/2017
33 EDGBASTON CCT, BERWICK, VIC 3806	**\$715,000	06/02/2018
47 EDGBASTON CCT, BERWICK, VIC 3806	\$731,000	22/08/2017